NOTE :-

TOTAL PLOT AREA = 7006.00 SQ.MT.			
FRONT SETBACK	REAR SETBACK	SIDE SETBACK -01	SIDE SETBACK -02
9.00 MT.	6.00 MT.	7.50 MT.	6.00 MT.

01	SETBACK LINE
02	BASEMENT LINE

GREEN AREA DETAIL		
S.No.	No. OF GREEN	AREA
01	LAYOUT 10% GREEN AREA - 01	379.49
02	LAYOUT 10% GREEN AREA - 02	107.57
	TOTAL	487.06

COMMERCIAL AREA DETAIL

No. OF FLOOR	F.A.R AREA IN (SQ.MT.)
GROUND COVERAGE	1092.35
GROUND FLOOR	1092.35
1st. FLOOR	1092.35
TOTAL AREA	2184.70

SERVICE APARTMENT AREA DETAIL

No. OF FLOOR	No. OF UNIT	F.A.R AREA OF SERVICE APARTMENT	NON F.A.R AREA (FIRE ESCAPE , SERVICE FLOOR MUMTY , MACHINE ROOM & WATER TANK) (SQ.MT.)
GROUND COVERAGE		162.17	
GROUND FLOOR		138.33	23.84
1st. FLOOR		39.73	23.84
2nd. FLOOR		36.69	23.84
3rd. FLOOR		36.69	23.84
(SERVICE FLOOR)			587.27
4th FLOOR	14	553.39	21.65
5th FLOOR	14	553.39	21.65
6th FLOOR	14	553.39	21.65
7th FLOOR	6	271.18	21.65
MUMTY & MACHINE ROOM			48.64
WATER TANK			21.97
TOTAL	48	2182.79	839.84

HOTEL AREA DETAIL

No. OF FLOOR	No. OF UNIT	F.A.R AREA (SQ.MT.)	NON F.A.R AREA (FIRE ESCAPE , SERVICE FLOOR MUMTY , MACHINE ROOM & WATER TANK) (SQ.MT.)
GROUND COVERAGE		493.41	
GROUND FLOOR		435.26	58.15
1st. FLOOR		340.25	54.42
2nd. FLOOR		1594.33	54.99
3rd. FLOOR		1594.33	54.99
4th FLOOR		950.11	54.99
5th FLOOR (SERVICE FLOOR)			981.32
6th FLOOR	15	699.39	54.99
7th FLOOR	15	699.39	54.99
8th FLOOR	15	699.39	54.99
9th FLOOR	15	699.39	54.99
10th FLOOR	15	699.39	54.99
11th FLOOR	7	326.89	24.38
MUMTY & MACHINE ROOM			76.94
WATER TANK			29.70
TOTAL AREA HOTEL UNITS	82	8738.12	1664.83

AREA STATEMENT

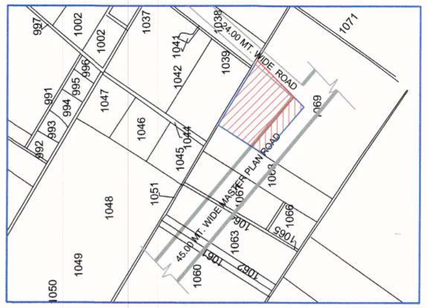
S.NO		PARTICULARS		SQ.MTR.
1		PURCHASED LAND AREA		7,006.00
2		ROAD AREA IN LAND		2,150.50
3		BALANCE PLOT AREA = (1-2)		4,855.50
4		REQUIRED 10% LAYOUT GREEN AREA		485.55
5		NET PLOT AREA FOR PROJECT = (3-4)		4,369.95
6		PERMISSIBLE F.A.R		2.5
7		PERMISSIBLE F.A.R AREA= 2.5 X 4,369.95 = 10,924.875 SQ.MT.		10,924.875
8		PURCHASABLE F.A.R AREA = 20% OF BASIC F.A.R 2.5 X 20% =10,924.875X0.20 = 2184.975 SQ.MT.		2184.975
9		TOTAL PERMISSIBLE F.A.R=(7 +8)=10,924.875+2184.975 SQ.MT.		13109.85
	A	PERMISSIBLE F.A.R AREA FOR COMMERCIAL = 20 % OF PERMISSIBLE F.A.R. AREA = 20 % OF 10,924.875 = 2,184.975 SQ.MT.		2,184.975
	B	PERMISSIBLE F.A.R AREA FOR SERVICE APARTMENT = 20 % OF PERMISSIBLE F.A.R. AREA = 20 % OF 10,924.875 =2,184.975 SQ.MT.		2,184.975
	C	PERMISSIBLE F.A.R AREA FOR HOTEL = 60 % OF PERMI. F.A.R. AREA+PURCHASEABLE F.A.R = 60 % OF 10,924.875 + PURCHASABLE F.A.R AREA = 6,554.925 + 2184.975 = 8,739.9 SQ.MT.		8,739.9
		TOTAL A +B+C = 2184.975+2184.975+8739.90 =13,109.85 SQ.MT.		13,109.85
10		PERMISSIBLE GROUND COVERAGE = 40 % OF NET PLOT AREA = 40% OF 4,369.95 = 1,747.98 SQ.MT.		1,747.98
11		PROPOSED GROUND COVERAGE = 493.41+162.17+1092.35=1,747.93 SQ.MT.	39.99%	1,747.93
12		PROPOSED F.A.R AREA		13,105.61
	A	PROPOSED F.A.R AREA IN COMMERCIAL = 2,184.70 sq.mt		
	B	PROPOSED F.A.R AREA IN SERVICE APARTMENT = 2,182.79 sq.mt		
	C	PROPOSED F.A.R AREA IN HOTEL (RESTAURANT , HOTEL ACTIVITY /PARTY HALL /CONFERENCE & GUEST ROOM) = 8,738.12 sq.mt		
		TOTAL = A +B+C = 2,184.70 + 2,182.79 + 8,738.12 = 13,105.61 SQ.MT.		
13		Nos. OF GUEST ROOM = 82 Nos.		82 Nos.
14		Nos. OF SERVICE APARTMENT = 48 Nos.		48 Nos.
15		PROPOSED TOTAL 1st. BASEMENT AREA (NON F.A.R.)		3,158.70
	A	PROPOSED 1st BASEMENT FOR CAR PARKING AREA (NON F.A.R) = 2,525.99 SQ.MT.		
	B	PROPOSED TOTAL 1st BASEMENT DEDUCTION AREA (NON F.A.R) = 632.71 SQ. MT.		
		TOTAL = A+B = 2,525.99+632.71 = 3,158.70 sq.mt.		
16		PROPOSED TOTAL 2nd. BASEMENT AREA (NON F.A.R.)		3,158.70
	A	PROPOSED 2nd BASEMENT FOR CAR PARKING AREA (NON F.A.R) = 2,525.99 SQ.MT.		
	B	PROPOSED TOTAL 2nd BASEMENT DEDUCTION AREA (NON F.A.R) = 632.71 SQ. MT.		
		TOTAL = A+B = 2,525.99+632.71 = 3,158.70 sq.mt.		
17		PROPOSED TOTAL 3rd. BASEMENT AREA (NON F.A.R.)		3,158.70
	A	PROPOSED 3rd BASEMENT FOR CAR PARKING AREA (NON F.A.R) = 2,685.87 SQ.MT.		
	B	PROPOSED TOTAL 3rd. BASEMENT DEDUCTION AREA (NON F.A.R) = 472.83 SQ. MT.		
		TOTAL = A+B = 2,685.87 + 472.83 = 3,158.70 sq.mt.		
18		REQUIRED PARKING		219 E.C.S.
	A	FOR TOTAL PROPOSED COMMERCIAL F.A.R. AREA = 2,184.70 SQ.MT. @ 2 E.C.S PER 100 SQ.MT. AREA = (2,184.70 / 100) X 2 = 43.69 , SAY 44 E.C.S.		
	B	FOR TOTAL PROPOSED SERVICE APARTMENT F.A.E AREA = 2,182.79 Nos. @ 2.00 E.C.S PER 100 SQ.MT. AREA = (2,182.79 / 100) X 2 = 43.65 , SAY 44 E.C.S.		
	C	FOR PROPOSED HOTEL(RESTAURANT , HOTEL ACTIVITY /PARTY HALL / CONFERENCE & HOTEL GUEST UNIT) F.A.R. AREA = 8,738.12 SQ.MT. @ 1.50 E.C.S PER 100 SQ.MT. AREA = (8,738.12/ 100) X 1.50 = 131.07 SAY 131 E.C.S.		
		TOTAL = A + B + C = 44 + 44 +131 = 219 E.C.S.		
19		PROPOSED CAR PARKING AS PER LAYOUT		225 No.
	A	1st. BASEMENT PRIMARY CAR PARKING	70 No.	
	B	2nd. BASEMENT PRIMARY CAR PARKING	61 No.	
		2nd. BASEMENT MECHANICAL CAR PARKING	18 No.	
	C	3rd. BASEMENT PRIMARY CAR PARKING	76 No.	
		TOTAL (A+B+C) = 70+79+76 = 225 No.		
20		TOTAL BUILT-UP AREA		25,242.98
	A	TOTAL F.A.R. AREA =13,105.61 SQ.MT.		
	B	TOTAL NON FAR AREA (HOTEL +SERVICE APARTMENT) = 1,664.83+ 839.84 = 2,504.67 SQ.MT.		
	C	TOTAL 1st. BASEMENT AREA = 3,158.70 SQ.MT.		
	D	TOTAL 2nd. BASEMENT AREA = 3,158.70 SQ.MT.		
	E	TOTAL 3rd BASEMENT AREA = 3,158.70 SQ.MT.		
	F	TOTAL NON FAR AREA E.S.S & GUARD ROOM =22.50+6.41 = 28.91 SQ.MT.		
	G	TOTAL NON FAR AREA S.T.P = 69.04 SQ.MT.		
	H	TOTAL NON FAR AREA U.G.T = 58.65 SQ.MT.		
		TOTAL (A+B+C+D+E+F+G+H) = 25,242.98 SQ.MT.		
21		PROPOSED 10% LAYOUT GREEN AREA		487.06
22		AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 4,369.95 / 10,000 = 21.84 SAY 22 Nos. TREES		22 TREES
23		No. OF TREE PROPOSED = 22 Nos. TREES		22 TREES

20	AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 4,369.95 / 10,000 = 21.84 SAY 22 Nos. TREES	22 TREES
21	No. OF TREE PROPOSED = 22 Nos. TREES	22 TREES

ALONG BOUNDARY WALL

SCHEDULE OF PLANTS

S.NO	SYMBOL	BOTANICAL NAME	TYPE
1		ALSTONIA SCHOLARIS	11 No.S.
2		LAGERSTROEMIA FLOSREGINAE	11 No.S.
			TOTAL = 22 No.S.



KEY PLAN

PROPOSED SITE

PROPOSED SITE LOCATION

PROJECT :- "MANGAL HEIGHTS"
PROPOSED HOTEL COMPLEX
AT KHASRA No. 1069,
N.H. 58, VILLAGE :- NOORNAGAR,
GHAZIABAD.

BUILDERS & PROMOTER :-
MANGAL BUILDWELL PVT.LTD.
RSN Arcade,6 L.S.C.,Near Prince Apartment
I.P. Extension,Patparganj,
Delhi - 110092
Mr. Raman Lal Aggarwal
9560096800

DRAWING TITLE :-
SITE PLAN
AREA STATEMENT

ARCHITECTS:
Space Designers International
B - 34, SECTOR-67, NOIDA
PH : +91 9711633717,18,19 & 20
Mob: 9811070399 , 9811336231
e-mail : spacesdi@gmail.com, www.spacedi.com

DRAWN BY :- SONU | CHECKED BY :- VISHAL | SCALE 1 : 300 | DATED :-

For Mangal Buildwell Pvt. Ltd.
Director
OWNER SIGNATURE

ARCHITECT'S SIGN.
DRG.NO. - 01